



## **Dedwyddfa Llanefydd, Denbighshire, LL16 5EQ**

### **Guide Price £199,950**

A spacious three bedroom property pleasantly situated within the popular village of Llanefydd. The property boasts a convenient location being 7 miles from the Market town of Denbigh, 9 miles from the city of St Asaph and 9 miles from the A55 North Wales Expressway which is convenient for easy commuting to Chester, Manchester and the North Wales coast. The property may be of interest to a wide spectrum of purchasers and benefits spacious and easily maintained gardens to the front and rear.

**VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED. NO CHAIN**

**FOR SALE BY PRIVATE TREATY**



## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated in an elevated position overlooking pleasant views of rolling hills and countryside. The village of Llanefydd provides a wealth of amenities to include a chapel, church, community hall and public house. The market towns of Ruthin and Denbigh are easily accessible which offer a range of shopping facilities.

From our Denbigh office proceed to the B5382 towards Henllan (approximately 2.5 miles). At the village of Henllan, follow the signs for Llanefydd. Proceed along this road until you reach the village of Llanefydd. Drive through the village passing the Hawk and Buckle Inn on your right hand side, then the primary school and the property can be seen on your left hand side.



### DESCRIPTION

Dedwyddfa comprises a spacious, semi detached three bedroom property occupying a most delightful location. The property benefits oil fired central heating and spacious garden to the front and rear. The property is in need of a programme of modernisation work and has the potential of being a highly desirable home.

The impressive views is another favourable attribute of the property and internal viewing is highly recommended.

The accommodation briefly comprises :-



### FRONT ENTRANCE

#### PORCH

With carpeted floor and central heating radiator.

#### HALL

With electric meter box, carpeted floor and central heating radiator.

#### LOUNGE

13'0" x 10'5" (3.97m x 3.20m)

With wooden fireplace housing electric fire, window to front aspect, carpeted floor and central heating radiator.



#### LIVING ROOM

12'0" x 11'10" (3.67m x 3.62m)

With tiled fireplace & hearth with electric fire, patio doors to rear garden, carpeted floor and central heating radiator.



### **KITCHEN**

10'8" x 7'9" (3.27m x 2.38m)

Having timber effect floor and wall units, single drainer stainless steel sink unit with chrome mixer tap, vinyl floor covering, partly tiled walls and window to rear aspect.



### **UTILITY ROOM**

11'10" x 5'3" (3.62m x 1.61m)

Access to front, vinyl floor covering and central heating radiator.

Sliding door to :-



### **WET ROOM**

8'7" x 4'1" (2.64m x 1.26m)

Having walk-in Mira electric shower, partly tiled walls, wash hand basin, wc and vinyl floor covering.



### **FIRST FLOOR**

#### **LANDING**

With carpeted floor and access to loft space.

#### **BEDROOM ONE**

12'0" x 11'11" (3.66m x 3.64m)

Window to rear aspect with views of open countryside, fitted wardrobe to include hot water tank and ample storage, carpeted floor and central heating radiator.



#### **BEDROOM TWO**

10'7" x 10'5" (3.24m x 3.19m)

Window to rear aspect, fitted wardrobe, carpeted floor and central heating radiator.





### **BEDROOM THREE**

8'11" x 7'4" (2.74m x 2.25m)

Window to front aspect with views of open countryside, fitted wardrobe, carpeted floor and central heating radiator.



### **BATHROOM**

7'4" x 5'10" (2.26m x 1.79m)

White suite comprising panelled bath with electric Redring shower, pedestal wash hand basin, wc, tiled walls and carpeted floor.



### **OUTSIDE**

Tarmacadam drive to front providing ample parking area and

disabled access to front entrance. Pedestrian side access leading to lawned area to the rear with patio area, timber garden shed and oil tank



### **OUTSIDE AREA**



### **SERVICES**

We are given to understand that Mains Electricity, Mains Water, oil fired central heating serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

### **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

### **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

### **COUNCIL TAX**

Council Tax Band C

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

## **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

## **IMPORTANT**

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

## **BUYING PROCEDURE**

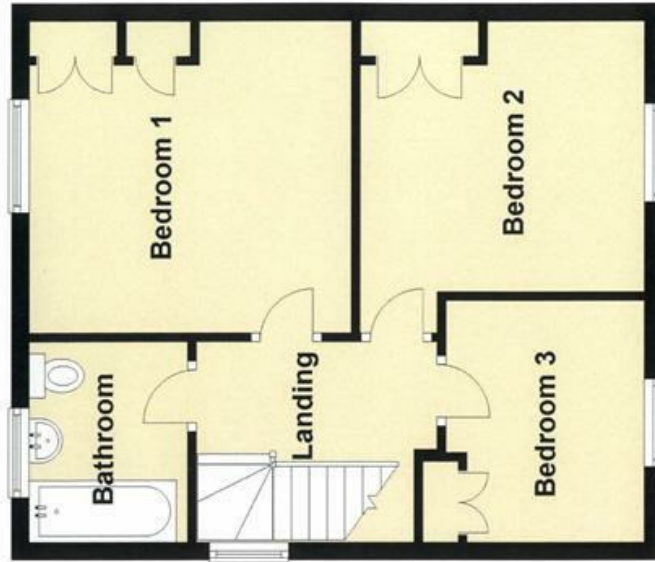
Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

## **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your

own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

**First Floor**



**Ground Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>54</b>	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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